



For rent

Furnished garden apartment 2.5 rooms

Sun-drenched, spacious living in an attractive residential district

6340 Baar ZG

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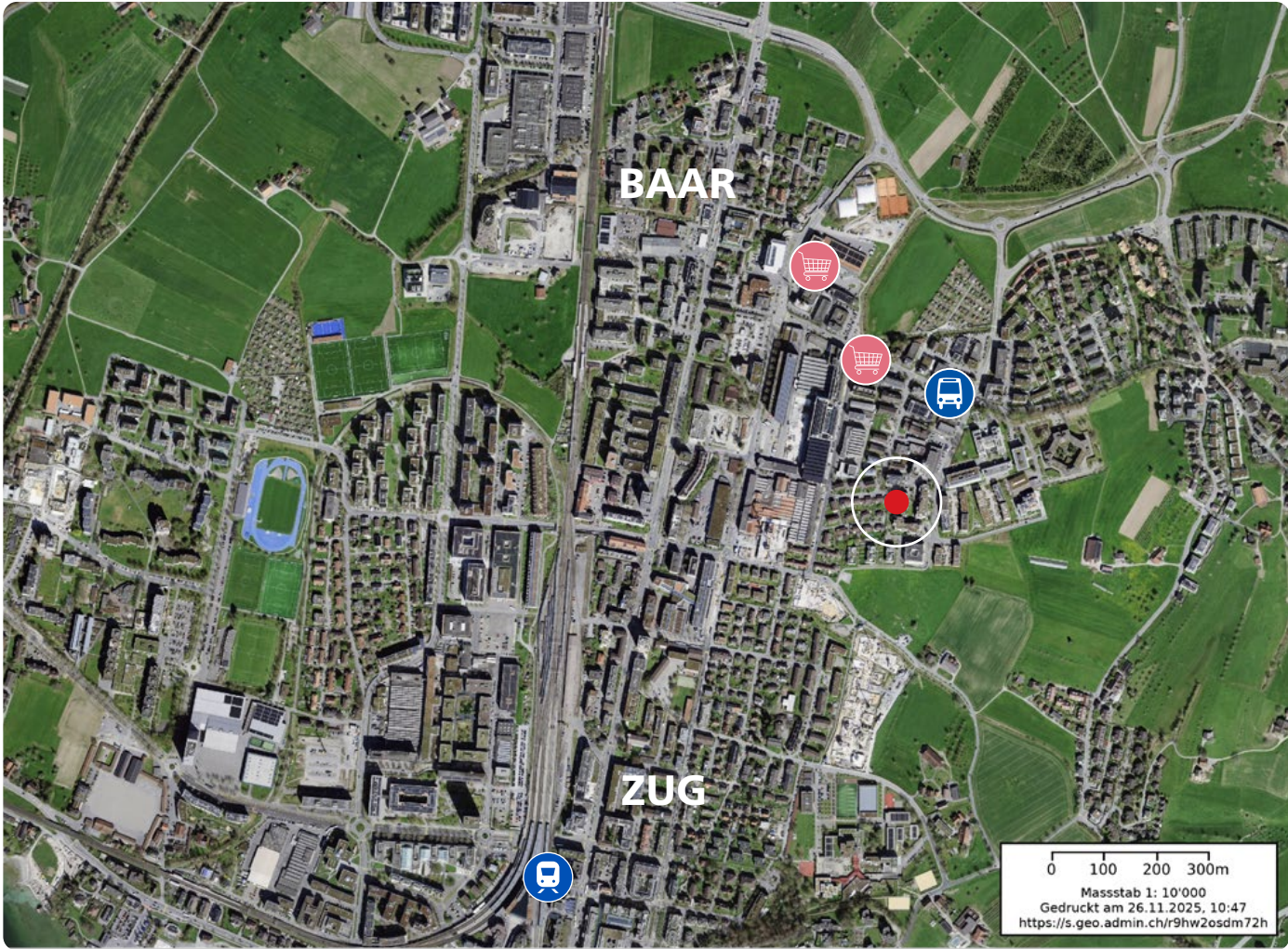
DATA SHEET

Property Furnished garden apartment 2.5 rooms	Parking spaces 1 underground parking space no. 36
Address Baarermattstrasse 8f 6340 Baar	Heating Woodchips/ Underfloor heating
Year of construction 2016	Specials <ul style="list-style-type: none">• Storage space with washing tower• Spacious garden patio• Intercom system with video camera• Ceiling spotlights in the entry and in the kitchen• En-suite bathroom with rain shower
Room height 2.60 m	
Living area 75 m ²	
External spaces Terrace 15 m ²	Availability By arrangement
Ancillary spaces Cellar no. 30 5 m ²	


	Rental costs per month
	CHF 3,300
Apartment rent	CHF 2,900
+ 1 underground parking space	CHF 150
+ Ancillary costs flat	CHF 250
Deposit	CHF 9,000
Minimal rental term	1 year


SITUATION


Baarermattstrasse 8f
6340 Baar




Municipal administration of Baar | www.baar.ch | Tax rate: 51 %

 **Bus**
434 m to the «Oberallmend» bus stop

 **SBB**
2.3 km to the Baar train station
1.3 km to the Zug train station

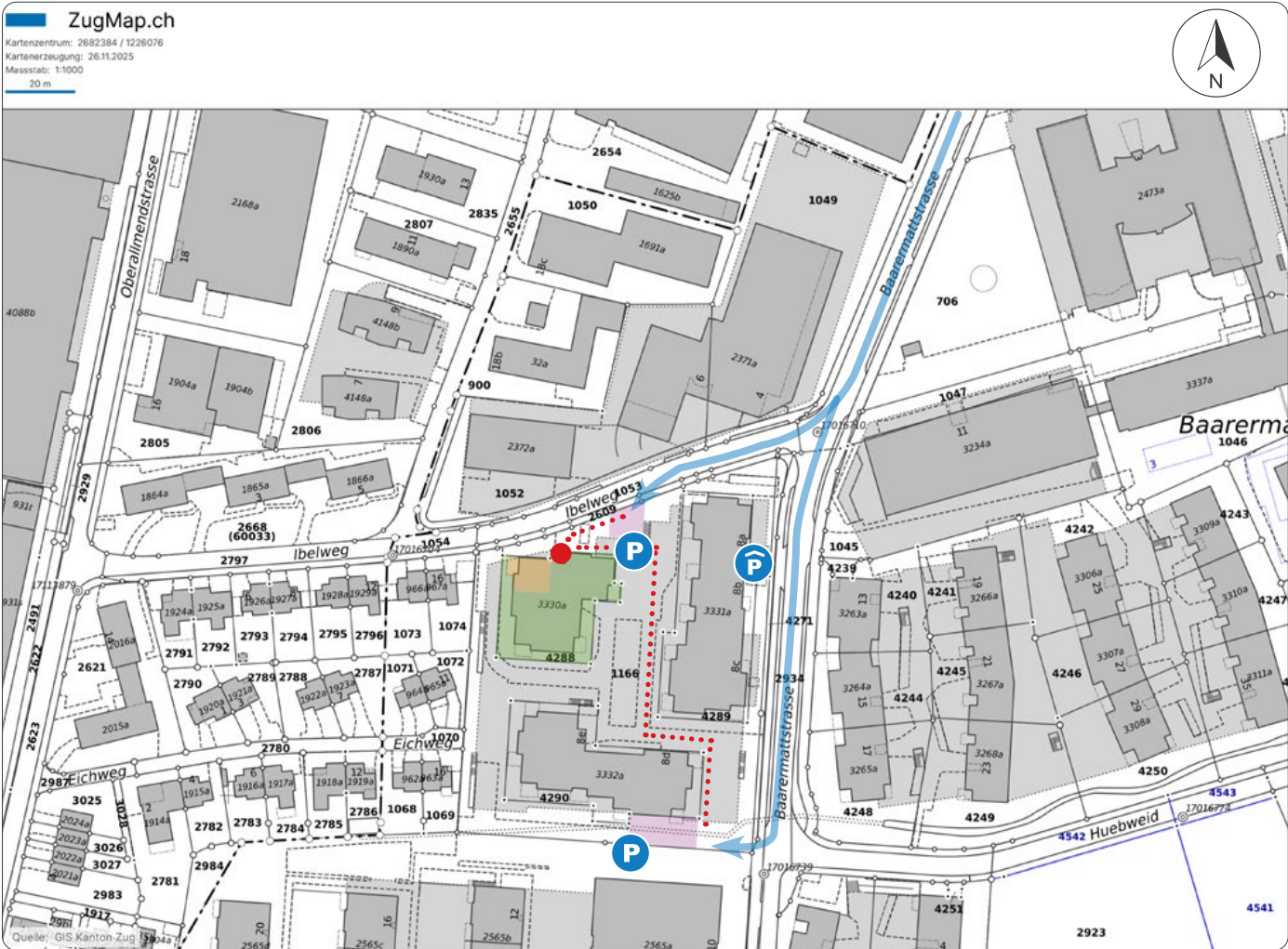
 **Shops**
400 m to Volg
600 m to Migros








 **Shopping**
Zug, Zurich, Lucerne

 **Work / Leisure time / Culture**

- Various co-working spaces in Baar, e.e. «Office Club Baar-Zug», «Co-Werk», «workspace4you»
- Large selection of restaurants, take-aways and cafeterias
- Cinema, theatre and cultural events
- Public pool Lättich Baar
- Freiruum Zug: Sport | Enjoyment | Events

CADASTRAL MAP



-  Plot
-  Property
-  Visitor parking spaces 
-  Underground garage entrance 
-  Entrance

Parking
Visitor parking spaces at Baarermattstrasse.



PROPERTY

Garden apartment 2.5 rooms

- Parquet flooring in the entire living area and bedroom
- Ceramic tiling in the bathroom and storage room
- Ceiling spotlights
- Spacious garden patio

Kitchen

- Top quality V-ZUG kitchen appliances such as: induction hob, oven, microwave, refrigerator with a separate freezer compartment, dishwasher
- With ceiling spotlights

External areas

- Covered garden patio
- Visitor parking spaces
- Bicycle parking space for joint use

Entrance area

- Entry
- Large built-in closet
- Access to the bathroom and storage space

Sleeping area

- Bright bedroom with an en-suite bathroom
- Offers space for a home office corner

Further rooms

Ground floor & basement level

- Storage room with washing tower
- Cellar compartment no. 30 on the basement level
- 1 underground parking space no. 36 on the BL
- Bike/Storage (indoor) for joint use on the GF

Living/Dining area

- Spacious, open-plan and sun-drenched
- Access to the garden patio and to the bedroom

En-suite bathroom

- Floor-flush rain shower, washbasin with base unit, toilet, mirror with LED backlighting
- Accessible from both the bedroom and the entry

WHAT MAKES THIS APARTMENT SPECIAL

Property

- Spacious, sun-drenched rooms with an optimal layout
- Modern, top-quality fittings (year of construction 2016)
- Bright garden apartment with multipleuse living areas
- En-suite bathroom, accessible from both the bedroom and the entry
- Own washing tower for a maximum of flexibility in daily life

Surroundings

- Modern multi-family dwelling in a popular residential district
- Various shopping options, cafés and restaurants in close proximity
- Central location with best connections to public transport and the motorway
- The municipality of Baar boasts a first-class infrastructure for living, working, education, transport and leisure time
- Tax-favourable and economically strong region



Access road to the multi-family dwelling



Entrance area of the ground floor apartment



Entrance hall Baarermattstrasse 8f



Spacious entry with a built-in closet



Open-plan, bright kitchen and dining area



Modern and spacious kitchen







Living area with an ambiance of wellbeing



Bright home on one level – stylish and friendly



Access to the garden patio





Sun-drenched bedroom



With an office corner and direct access to the bathroom



En-suite bathroom – accessible from bedroom as well as from the entry



Bathroom – simple elegance



Comfortable rain shower



Storage room with washing tower



Cellar compartment no. 30



Underground parking space no. 36



Visitor parking spaces directly in front of the building (only with visitor parking card)

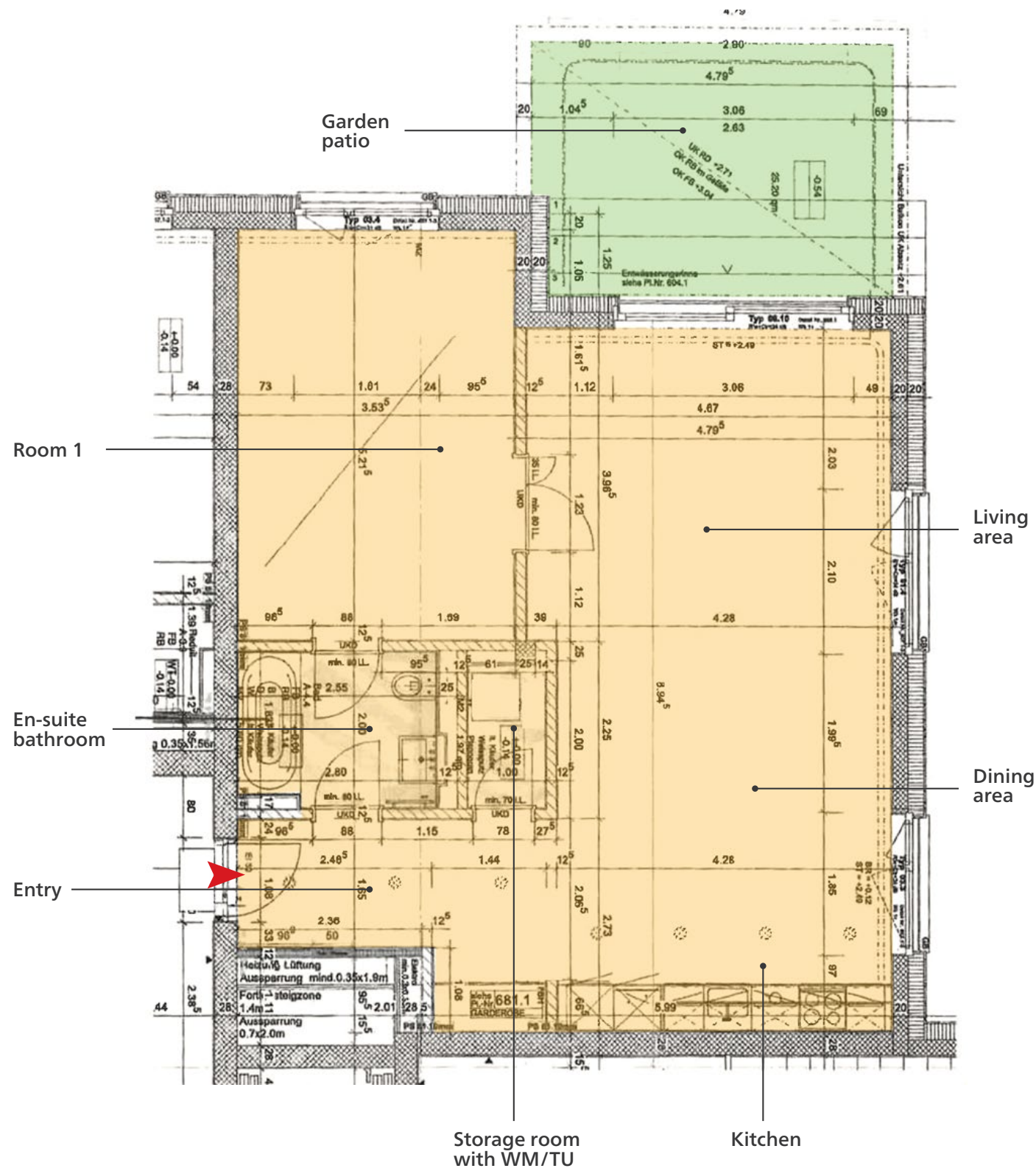


Visitor parking spaces



LAYOUT

Ground floor



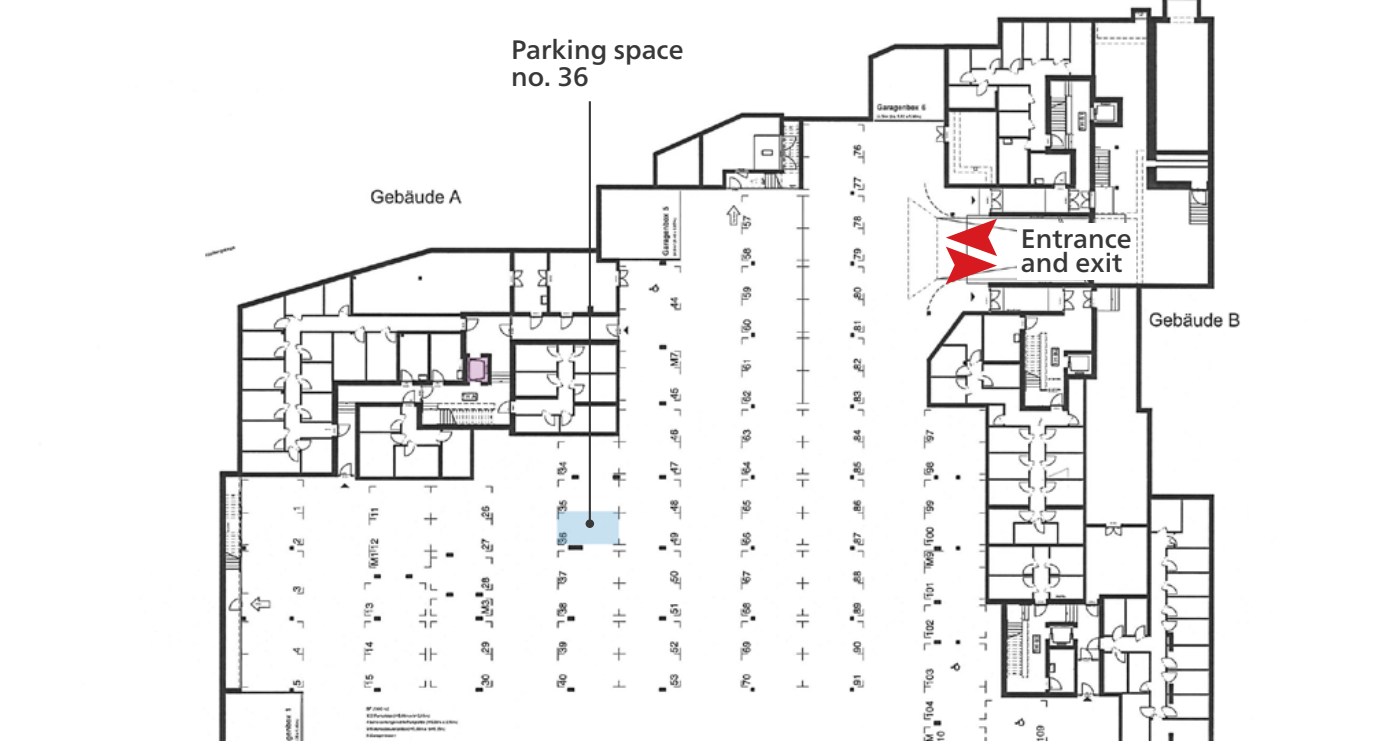
- Living area
- External spaces

LAYOUT

Ground floor



Basement level



- Ancillary spaces
- Joint use

Numerous shopping options in the centre of Baar



Baar train station



Freiruum in Zug – event hall with gastronomy, sports and leisure offers



Zurich airport reachable in approximately 45 minutes



ZUGERLAND REGION



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